

TOWN & COUNTY ZONING

ZA Report Dated 8-14-12

7-8-12 to 8-10-12

I. Permit Applications Approved and Issued:

Name	Date Received	Date Issued	Type/Address
Oberzut, George	6-28-12	7-11-12	RPD 1083 Big Bay Road
(Agent Authorization rec-d 7-11)			
Camp Susi, LLC	6-29-12	7-11-12	RMFD 776 Main Street
Agent Authorization rec'd 7-11)			
Hoffman, D./S.	7-30-12	7-30-12	Long Term RPD 2792 Big Bay Road
Erickson, Evan		7-30-12	Add/Alter 304 Big Bay Road
(deck added to accessory dwelling. Dwelling not to be used as an independent dwelling per Sec 6.2. Permit screened and issued by C. Brummer; designated authority. Letter of violation for long term independent use of a camping unit on file.)			
Brenna, Michael	7-31-12	8-1-12	LDA 961 Snowplace Lane
(filling, grading, stumping of upland areas.)			
Welsh-Gilman Properties	8-1-12	8-2-12	Alteration 825 South Shore Rd
(removal of part of nonconforming accessory. Approved by TPC)			
Boone Creek Trust	7-24-12	8-6-12	RPD 351 Old Fort Rd
(permit issued for continuance of nonconforming use as B&B/Resort in R-1 zone. TPC approved. ZA memo and Letter on file.)			
Faulkner, Clark/Laurie+	7-30-12	8-6-12	Alteration 893 Nebraska Row
(new foundation under nonconforming home. Existing foundation/lack of foundation failing and house is sinking as evidenced my doors not closing and cracks in exterior of home. Nonconforming to both side yard setbacks. ZA memo on file. TPC approved. TPC also approved removal and replacement of nonconforming accessories due to the fact that they have to be removed to install the new foundation.			

Wroblewski, Kris/Jeff+ 8-2-12 8-6-12 Add/Alter
2780 North Shore Road
(add deck plus railing and stairs to existing deck.)

Certified Survey Maps

Name	TPC approve/deny	TB approve/deny	Address
Osterbauer, Morris	7-19-12	7-31-12	South Shore Drive
Approved reconfigure 2 parcels' boundaries (pending Ashland County review)			

Havens Investment Co	7-19-12	7-31-12	1099 South Shore Dr
Approved – reconfigure 4 parcels into 3			

Ashland Co Housing Auth TPC requires changes to the map Voyageur Lane
Block 5

Erickson, Evan TPC requires corrections 304 Big Bay/Voyageur
Divide 1 parcel into 4

II. Permit Applications in Progress:

Name	DateReceived	Project/ Address
MIYC	11-20-07	CUP – Warehouse/Boat Storage Fire # 633 Main St
(CUP not yet issued due to sanitary not in order.)		

Slater/McCue+ 1-20-11 SFD
1268 Big Bay Road
(waiting for shoreland restoration plan per DNR requirements. Per L. Hildebrandt the applicant has two choices, either submit a restoration plan or choose not to disturb the existing buffer – no mow etc. Slater has communicated to L. Hildebrandt that they will make their decision in the spring of 2012 when they want to build.)

Weiner, Sara Single Family Dwelling
Oak Lane
(Needs sanitary reconnect permit – waiting for application and plumber inspection report.)

LaDuke, Winona+++ 4-28-12 (incomplete) Land Disturbing Activity,
Accessory (x2), Long Term
Camping Unit
(rec'd copy of letter from Alyssa Core; WDNR, stating the application for wetland fill is incomplete and would be returned to Ms. LaDuke in (30) days unless completed. Permits are no closer to being issued now than earlier this summer. Have not heard from Ms. LaDuke recently. There appears to be a structure of some sort on the property. OHWM

determination not submitted by Ms. LaDuke – I’m unable to make the determination due to obstacles (deep wetlands) and lack of equipment. Ms. LaDuke was informed of this.)

Town of La Pointe	n/a	Accessory (x2) Commercial Building, Privy (x2) Big Bay Town Park
(Land Use Permits not applicable per TB decision. I am waiting to do an inspection with Keith who reports the placement of 1 of 2 of the structures may change as may the daily wastewater flow calculations for the holding tanks. County fees incomplete – sanitary fee needs to be pd.)		
Martin, Nancy	7-27	RPD 400 Woods Edge Trail
Wright, Gregory	7-27	RPD 1950 Big Bay Road
Johnston Rev Trust	7-27	RPD 396 Evies Lane
Hansen/Larson	8-1 (incomplete)	Accessory + Move Structure 3418 Big Bay Road

III. Permit Applications Denied/Revoked:

Name	Date Applied	Date Denied	Type/Address
None			

IV. Violations

Name	Violation	Order
Hartzell, Robert	TPC interpretation the Lightkeeper’s Lodge parking is in violation of CUP. Hartzell submitted a new parking plan. The TPC accepted the plan pending the owner identify the 6 off-site parking spaces with signage “Lightkeeper Lodge Parking Only”. TPC still feels there is a violation to the CUP with the parking plan, albeit minor, and advised the owner to apply for an amendment.	
Benjamin Ryder	Addition(s) and change of use without a permit at 2427 Spirit Lane. Cease and Desist Orders issued by ZA with approval from TB. Will issue permit per TPC once sanitary reconnect is issued.	

Ed Kale	Addition and Accessory without a permit at 690 Main St. Order of Correction issued by ZA for the addition with approval from the TB. Still w/in appeal period for accessory.
Benjamin Ryder	Rental without a permit at 2427 Spirit Lane. Also complaints filed with Police Dept re: double booking and non-refund of deposit to rental parties. Violations with Health Dept per Ken Tuckwell re: nonpayment of water testing fee and use of illegal hot tub for guests. Tuckwell bringing violation to District Attorney if not abated.
HRA Investors, Inc	Land Disturbing Activity without a permit. Stop Work Orders issued by ZA with TB approval
Craftivity, Inc. aka Madeine Island School of the Arts	Rental of the Farmhouse without a permit at 978 Middle Road. TPC made the decision a RPD permit is required. Property owner notified of decision. Property owner did not appeal decision. Several letters on file to/from property owner since expiration of appeal period. Will request Orders at the last August, 2012 regular TB meeting if property owner does not submit application and pay rental fee plus late fee by August 17, 2012.
Tibble, William	TPC interpretation Hippophile Farm has expanded beyond the home occupation permit issued in 2001 (nonconforming use due to home occ being deleted from the ordinance in 2004) and requires a Home Business Conditional Use Permit. Still w/in period of appeal.
Erickson, Evan	Long Term Camping Unit with occupant(s) used as an independent housing unit on same parcel as principal dwelling. Letter from C. Brummer to owner on file.

V. Land Use Permit – No Permit Required:

Name	Project/ Address
None	

VI. Correspondences: Letters/MEMO to

Name	Date	Re
Cushman	7-9	Complaint
Tibble	7-9	Cushman Complaint
MEMO TB/TPC	7-9	Request for Orders – HRA Investors

MEMO TB/TPC	7-9	Request for Orders – Edward Kale
MEMO TPC	7-11	Ben Ryder – square footage of principal & And accessory dwelling calculation
HRA Investors	7-11	Notice of Orders – certified mail return receipt
Kale	7-11	Notice of Orders – certified mail return receipt
Banks	7-12	POWTS – Emergency replacement permits
Hersperger	7-13	Agent Authorization required
Karwath	7-13	No permit necessary based on contractor description
MEMO TPC	7-16	Welsh-Gilman nonconforming accessory alteration
MEMO N. Nelson	7-17	Update on subcommittee for island ag
MEMO TPC/TB	7-17	Cushman Complaint with attachments
MEMO TPC	7-18	Bylaws need amending for absences and to Determine who will Chair when both Chair and Vice Chair are absent/have conflict
Craftivity, Inc.	7-18	Rental violation, farmhouse, appeal period expired
Grabarek	7-20	Junk & Salvage yard in LI-1 – no permit necessary
Kale	7-20	Notice of TPC decision re: accessory requires a Permit.
Cushman	7-24	Notice of TPC decision and ZA action re Complaint
Tibble	7-24	Notice of TPC decision and ZA action re Cushman Complaint
MEMO TPC	7-25	Boone Creek Trust rental history – request interp
Ryder	7-25	Notice of TPC decision – sanitary reconnect
Kale	7-25	Correction to 7-20 letter
Hartzell	7-25	Notice of TPC decision - Lightkeeper’s Lodge Parking
Craftivity, Inc.	7-30	Rental violation
MEMO TPC	7-30	Alteration to nonconforming structure(s)
Brummer, Paul	8-3	Notice of TPC decision to schedule PH re Complaint
Craftivity, Inc	8-3	Notice of TPC decision to schedule PH re Paul Brummer Complaint
Boone Creek Trust	8-6	Notice of TPC decision and permit issuance, Advisement on how to retain nonconforming use
Faulkner	8-6	Notice of TPC decision & permit issuance
Hansen/Larson	8-7	Town and County applications incomplete
Ryder, Ben	8-8	Rental violation
Craftivity, Inc.	8-8	ZA response to 8-7 letter - Paul Brummer complaint

VII. Complaints

Name	Date	Regarding
Brummer, Paul	6-26	Use of Craftivity Inc aka Madeline Island School of the Arts for hosting MIWP fundraiser. TPC found “sufficient information of cause to proceed”. Public hearing scheduled for 8-23-12.

Cushman, Mortimer

Use of William Tibble property for business and use/maintenance of shared private road. Upon my request the TPC decided the use of the property for Hippophile Farm had exceeded its home occupation permit (nonconforming use) and requires a CUP for a Home Business. TPC also decided the use and maintenance of a private road is not the jurisdiction of the TPC. Letter to property owner and complainant re TPC decision and my decision - complaint and CUP required w/in 60 days.

X. New Business

One holding tank (Mack: Capser Rd) was installed within the time parameters of this report.

Please review County Administrator Beirl's Memo and attached 2013 Budget request. There are discrepancies in Barb's Ledger and the County's Budget Worksheet. I emailed Larry about this but he has not responded. It's my suggestion we request the same \$15,000.00.

I am working with Ben Ryder and a new plumber on his Sanitary Reconnect for his accessory (the original Master Plumber withdrew all involvement in the project including information required to issue a sanitary reconnect). A complaint has been filed with Jim Price regarding a non-licensed plumber working on home. I will issue the after-the fact permit for his accessory dwelling promptly and the cease and desist orders will be lifted. I have reports he has not stopped working on the project. Mr. Ryder's construction garbage has found its way to the Town Park garbage cans more than once, so it is reported.

XI. Old Business

None.

+ indicates a County permit has been or needs to be issued for the project